092.A	0003	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	617,400	/	617,400
USE VALUE:	617,400	/	617,400
ASSESSED:	617,400	/	617,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
73		DICKSON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	EHBRECHT THOMAS E/ETAL
Owner 2:	SMITH CAITLIN M
Owner 3:	
Street 1:	73 DICKSON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	EHBRECHT THOMAS E -
Owner 2:	SMITH CAITLIN M -
Street 1:	73 DICKSON AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,235 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Vinyl Exterior and 1084 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7235.000	171,500		445,900	617,400
Total Card	0.166	171,500		445,900	617,400
Total Parcel	0.166	171,500		445,900	617,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 569.56 | /Parcel: 569.5

Legal Description

User Acct 129462

GIS Ref

GIS Ref

Insp Date 11/01/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 092.A-0003-0003.0

!7581!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	171,500	0	7,235.	445,900	617,400	617,400	Year End Roll	12/18/2019
2019	101	FV	158,400	0	7,235.	452,300	610,700	610,700	Year End Roll	1/3/2019
2018	101	FV	158,400	0	7,235.	337,600	496,000	496,000	Year End Roll	12/20/2017
2017	101	FV	158,400	0	7,235.	305,800	464,200	464,200	Year End Roll	1/3/2017
2016	101	FV	158,400	0	7,235.	293,000	451,400	451,400	Year End	1/4/2016
2015	101	FV	157,600	0	7,235.	248,400	406,000	406,000	Year End Roll	12/11/2014
2014	101	FV	157,600	0	7,235.	235,700	393,300	393,300	Year End Roll	12/16/2013
2013	101	FV	157,600	0	7,235.	224,200	381,800	381,800		12/13/2012

PRINT

Date	Time
12/10/20	22:12:12

LAST REV

Date	Time
03/03/20	09:25:08
danam	
7581	

USER DEFINED

Prior Id # 1:	129462
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EHBRECHT THOMAS	32617-476		4/3/2001	Family	99	No	No		
GENGE CLIFTON	31507-150		6/15/2000		265,000	No	No		
	8838-539		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/20/2019	1889	Heat App	14,430	C				
10/28/2008	1356	Manual	1,000					replace 6ft sill d
9/20/2001	681	New Wind	2,300	C				NEW PICTURE WINDOW

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	Meas/Inspect	BS	Barbara S
12/9/2008	Meas/Inspect	345	PATRIOT
9/17/2000	MLS	MM	Mary M
2/16/2000	Mailer Sent		
2/16/2000	Measured	264	PATRIOT
8/7/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7235		Sq. Ft.	Site		0	70.	0.88	5									445,934						445,900	

Total AC/HA: 0.16609 | Total SF/SM: 7235 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 445,934 | Spl Credit | Total: 445,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	67800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	248512
Depreciation:	77039
Depreciated Total:	171473

COMMENTS

643-2160. OF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1			HB				

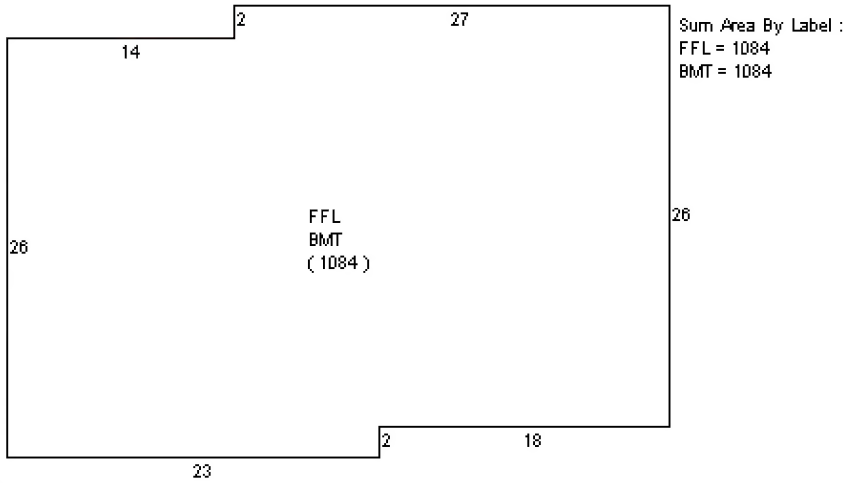
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	128.24
Special Features:	0	Val/Su Net:	79.11
Final Total:	171500	Val/Su SzAd	158.21

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,084	38.470	41,703
FFL	First Floor	1,084	128.240	139,009

Net Sketched Area:	2,168		Total:	180,712	
Size Ad	1084	Gross Are	2168	FinArea	1084

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

092.A-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc